

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of One and no/100-----DOLLARS
And the love and affection we have for our son.

to the undersigned grantors J. K. Cunningham and wife, Mary E. Cunningham

in hand paid by John A. Cunningham and wife, Jo Ann Cunningham

the receipt whereof is acknowledged we the said J. K. Cunningham and wife, Mary E. Cunningham

do grant, bargain, sell and convey unto the said John A. Cunningham and wife, Jo Ann Cunningham

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

That certain lot or parcel of land described as follows: Run East along the center line of the Southern Railway a distance of 346 feet from the West wall of a culvert, being just West of the concrete highway bridge that carries Highway Number 25 over said Railroad, and about 3/8 of a mile East of the Depot at Montevallo; thence run North 27 deg. and 30 minutes West 67 feet to a point on the North side of Spring Creek Road, at the corner of a fence on the Dennis lot, for the point of beginning of the parcel herein conveyed; thence run North 27 deg and 30 minutes West 401 feet to a concrete marker at a cedar tree; thence run North 66 deg. and 30 minutes East 115 feet; thence run South 24 deg. and 5 minutes East 423 feet to the North side of Spring Creek Road; thence run South 69 deg. and 10 minutes West along the Northern boundary of said road 115 feet to the point of beginning. Said lot being situated in the NE 1/4 of NW 1/4 of Section 3, Township 24, Range 12 East in the Town of Montevallo.

Grantors reserve and except from this conveyance an undivided equal interest in and to the Spring known and designated as the "Nelson Spring".

TO HAVE AND TO HOLD Unto the said John A. Cunningham and wife, Jo Ann Cunningham

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal,

this 23rd day of May, 1958.

WITNESSES:

W. W. Rabren

J. K. Cunningham (Seal.)

Mary E. Cunningham (Seal.)

State of ALABAMA

SHELBY

COUNTY

I hereby certify that
\$ 50 Privilege Tax
has been paid on the within
instrument as required
by law.

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that J. K. Cunningham and wife, Mary E. Cunningham whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May 19 58.

W. W. Rabren As Notary Public
W. W. Rabren

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within *deed*
was filed for record the 2 day of June 19 58 at 2 o'clock P. M.
and recorded in *Book* Record 112 Page 323 and the Mortgage Tax of
Deed Tax of 50 has been paid.

L. C. Walker Judge of Probate